

**FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (CRA)  
8<sup>TH</sup> FLOOR CONFERENCE ROOM  
CITY HALL**

**Thursday, July 18, 2002**

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Mayor Naugle called the meeting to order at 2:05 p.m. Roll was called and a quorum was present.

Present: Mayor Naugle  
Commissioner Cindi Hutchinson  
Commissioner Gloria F. Katz  
Commissioner Carlton Moore  
Commissioner Tim Smith

Absent: None

Also Present: City Manager  
City Attorney  
City Clerk

**Minutes of the March 19, 2002 and June 11, 2002 Regular Meeting**

**Motion** made by Commissioner Moore to approve the minutes of the Regular CRA Meetings of March 19<sup>th</sup> and June 11, 2002, and seconded by Commissioner Katz. Roll call showed: YEAS: Commissioners Smith, Moore, Hutchinson, Katz and Mayor Naugle.

**Konover Project - Development Agreement Between the Fort Lauderdale Community Redevelopment Agency and Broward Barron, Inc.**

No action would be taken today by the Commission on this matter.

The City Manager stated that an update had been distributed regarding the Development Agreement. He felt they were close in the negotiations and asked the Board to defer this matter to another time. Mayor Naugle stated that this item could be discussed after the redistricting meeting on July 22, 2002.

**Consultant Selection for the N.E. 6<sup>th</sup> Street/Sistrunk Boulevard Streetscape and Urban Design Enhancement**

**Motion** made by Commissioner Moore to approve the recommendation of the ranking of the Consultant Selection Committee of Wallace, Roberts & Todd, LLC to enter into a contract for professional services of the NE 6<sup>th</sup> Street/Sistrunk Boulevard Streetscape and Urban Design Enhancement Project, and seconded by Commissioner Katz. Roll call showed: YEAS: Commissioners Smith, Moore, Hutchinson, Katz and Mayor Naugle. NAYS: None.

**Revised CRA Strategic Finance Plan**

**Motion** made by Commissioner Moore to approve the CRA Strategic Finance Plan and seconded by Commissioner Hutchinson. Roll call showed: YEAS: Commissioners Smith, Moore, Hutchinson, Katz and Mayor Naugle. NAYS: None

**6<sup>th</sup> Street Plaza Inc. Development Agreement and Office Space Lease**

**Motion** made by Commissioner Moore to authorize the proper City officials to execute the Development Agreement between the City of Fort Lauderdale CRA and Sixth Street Plaza, Inc. for retail/office space, and seconded by Commissioner Hutchinson. Roll call showed: YEAS: Commissioners Smith, Moore, Hutchinson, Katz and Mayor Naugle.

**Motion** made by Commissioner Hutchinson to authorize the proper City officials to execute a Lease Agreement between the City of Fort Lauderdale and Sixth Street Plaza, Inc. for 6,000 square feet of Class B office space, and seconded by Commissioner Smith. Roll call showed: YEAS: Commissioners Smith, Moore, Hutchinson, Katz and Mayor Naugle.

**Motion** made by Commissioner Moore to authorize the proper City officials to execute a Trust Agreement between the City of Fort Lauderdale and Sixth Street Plaza, Inc. and other documents necessary to implement the Terms of the Agreement, and seconded by Commissioner Hutchinson. Roll call showed: YEAS: Commissioners Smith, Moore, Hutchinson, Katz and Mayor Naugle.

**Motion** made by Commissioner Moore to authorize access of a one-time payment of \$57,321 from the Low Interest Loan Program, and seconded by Commissioner Hutchinson. Roll call showed: YEAS: Commissioners Smith, Moore, Hutchinson, Katz and Mayor Naugle.

**Bob Young/Lennar Proposal for a Residential Development (Sweeting=s Estates) in Sweeting Estates**

**Motion** made by Commissioner Hutchinson to support the CRA negotiating an agreement for the proposed residential development (Sweeting=s Landing) in Sweeting Estates and provide \$800,000 for infrastructure improvements, and seconded by Commissioner Moore.

Mayor Naugle stated there was a breakdown of the \$800,000 and asked for a clarification of the item listed as Adensity reductions@ for \$158,000.

*Kim Jackson*, Director of the CRA, explained that the item listed as density reduction was due to the zoning for the site was higher than what the developer proposed, so in order to make the pro forma work from a cost perspective, the owner and the developer negotiated a dollar amount to be contributed towards the land value. Therefore, it was actually a land value cost due to the reduced density of the project.

Roll call showed: YEAS: Commissioners Smith, Moore, Hutchinson, Katz and Mayor Naugle.

Commissioner Moore thanked the staff, Advisory Board, and the developer for all their hard work and determination. He stated that many people in and around the community felt this zoning change would have negative effects, but it actually would reduce the density and allow property values to increase. He continued stating that comments were made at the last meeting regarding the square footage of the homes, and Lennar had stated that the square footage could be increased if the comparables were available and the interested purchaser so desired. He felt this was a good public/private partnership.

Mayor Naugle asked how the sites would be marketed and felt possibly a lotto-type system could be used.

Commissioner Moore stated there was great anticipation for this development, and therefore, a number of people had met with the developer showing their interest in the project. Banks were dealing with qualified buyers in the area and the cost of the homes would be approximately \$120,000.

*Lisa Maxwell*, Director of Redevelopment/Lennar Homes, showed renderings of the elevations of the sites and the homes that would be offered. Mayor Naugle asked about the square footage for the homes.

The Marketing Director stated that the smallest home was called the Brookside and would be approximately 1400 square feet. The largest home was the Huntington which consisted of four bedrooms, family room, and 2 2 baths and would be 2,024 square feet. Ms. Maxwell stated that they had not built in Broward County for some time so she was not sure of the hard construction costs, but the homes would be between \$129,900 and \$200,000.

Commissioner Smith asked if there would be a mix of the homes. Ms. Maxwell stated that it would be a matter of demand and what the market would bear.

Commissioner Moore stated that the market would drive what types of homes would be built which was something this community had lacked for some time. He further stated that in order to capture the commercial investment for the area, it was important to attract a certain income level into the community. This project, along with the Bank of America project, would make this happen. He stated this could be a liveable, workable, and recreational community.

Mayor Naugle reiterated that he hoped there would be a mix on the types of homes that would be built. Ms. Maxwell stated they were committed to sit down with New Visions and see what qualified buyers were available. Lennar told the viable buyers that square footage could be increased in the homes.

Commissioner Moore asked about the size of the lots. Ms. Maxwell stated they were about 50' x 200'.

Mayor Naugle asked if there would be an option for a dock. Ms. Maxwell remarked there was a seawall and a bird aviary across from the property. She stated they were not interested in disrupting the flow of the river.

Ms. Maxwell thanked the City Commission and the CRA for their support and she hoped this was the beginning of redevelopment for the area.

Mayor Naugle reiterated that he felt that a few units should be raffled off in a lottery to build up excitement for the area and the project.

### **Midtown Business District Acquisition Strategy**

Kim Jackson introduced Steve David, Project Manager, who would discuss the targeted acquisition areas and the reasoning behind choosing those sites.

*Steve David* stated that he was presenting the Midtown Business Acquisition Plan. He explained that the revitalization of Sistrunk Blvd. was a multi-faceted initiative. He further stated that the previous items of streetscape enhancements and urban design guidelines would set the stage for this project and permit the environment to become pedestrian friendly. He stated they had put together a land acquisition and distribution strategy. Mr. David further stated that they also had a development initiative package that would be shown in the next few weeks which they felt would attract viable businesses into the district.

Mr. David explained they had \$250,000 this year and had \$1.8 Million for the next year for acquisitions. They were presently involved in a selection process for the broker. He stated that the CRA's input was important since they would be spending money very soon on the project. Criteria were established that dealt with redevelopment, successful revitalization, and acquisition. Some of the criteria were as follows: (1) Removal of slum and blight along Sistrunk Boulevard; (2) concentration on a defined area; and (3) build on existing parcels that were acquired in the past and create large assemblages for more meaningful types of development.

Commissioner Smith asked about the boundaries of the project. Mr. David stated that the boundaries for the Midtown District ran from 9<sup>th</sup> Avenue to 6<sup>th</sup> Street Plaza, but actually there was no definitive boundary and it would be 7<sup>th</sup>. He proceeded to explain the area on a map to the CRA. He added that the western boundary could go to 15<sup>th</sup> Avenue.

Mr. David stated that another item of criteria was incompatible uses along Sistrunk Boulevard, and single-family homes for the area were viewed as incompatible. He proceeded to show the initial analysis to the CRA. Yellow indicated new construction along Sistrunk and the yellow south of Sistrunk indicated new homes. The blighted areas were shown in purple which included vacant land and boarded-up buildings. He explained that the red areas were properties already owned by the CRA or the City.

Commissioner Smith asked for a clarification of the 6<sup>th</sup> Street Plaza.

*Sydney Calloway*, 6<sup>th</sup> Street Plaza, Inc., showed photographs of the proposed plaza. An

8,000 sq. ft. new building would be erected and existing buildings renovated. There would

be approximately 21,000 sq. ft. of retail and office space. He explained there would be parking in the rear and proceeded to explain drawings for the site. He further stated that their main interest was the improvement of Sistrunk Boulevard. Mr. Calloway asked for an expedited permitting process.

Commissioner Smith stated there was an expedited service that was given to larger projects and asked if they should not take some of the finance plan and pay the Building Department to help expedite this project. Commissioner Moore suggested that it be waived. Commissioner Smith stated it could not be waived.

*Dennis Lyles*, City Attorney, stated they had always followed the policy adopted many years ago that the permitting and applications fees funding, even for a not-for-profit organization, would have to come from somewhere. Sometimes the City made a contribution from the General Fund or it could be a CRA expense. The expedited review had a cost associated with it.

Commissioner Moore stated that he would like to consider this as a compromise. He felt there should be a regular permitting fee in the CRA areas and the City deal with the additional costs for expediting, if necessary. Mayor Naugle gave as an example if a developer had problems this could be brought to the Commission for consideration.

Commissioner Smith stated this could be held as an incentive.

Mayor Naugle stated that there were four priorities listed and asked the Commission if they accepted the recommendations made in the memorandum. The Commission agreed.

Commissioner Smith asked about the status of the additional code enforcement officers for Midtown. Commissioner Moore stated that in the District III meeting a committee was formed to review and evaluate the Code of Ordinances. Over the last 30 days, including the southwest portion of the area, there were 7,000 citations of code violations. He felt there was an intensified effort being made with the citations which could force everyone into compliance. Commissioner Moore stated that the problem was that the CRA was talking about not funding the two code enforcement officers presently in the area, and this was not listed in the Finance Plan. Commissioner Smith asked why they were not included.

Kim Jackson stated that the reason was that according to CRA Statutes they were not to replace City services, and anything ongoing such as lifeguards and code enforcement, they could initiate a program or add to it, but could not finance. Mayor Naugle asked if it could be for an enhancement or extra level of service. Ms. Jackson stated it could be, but there was a fine line of interpretation. She further explained that CRA dollars were meant for special issues or items.

Commissioner Moore suggested there be a time line and possibly have it tagged to the redevelopment project at Konover.

Kim Jackson stated that the second question was where to put the TIF dollars. They were

limited and usually when making recommendations for the monies, every dollar needed to be generated back into the fund. She also stated that revenue from fines was not put into this fund. Commissioner Moore stated that these monies should be put into the general fund. Commissioner Smith remarked that the CRA had to balance their finance plan, and therefore, could not distribute funds if they were not going to be returned. Commissioner Smith stated that picking up trash and mowing the lawn were basics for revitalization.

Mayor Naugle stated that the CRA clearly permitted an enhanced service and in the future monies could be reallocated.

Commissioner Moore asked about the status of the zero tolerance issue for the Code.

Kim Jackson stated they had not yet created any type of action plan and were not directed to do this from the policy makers. CRA was not the Code Enforcement Department, but they could work together and use the CRA as a forum to discuss issues.

**Motion** made by Commissioner Moore to create an action plan that would be supported by the CRA to implement a zero tolerance to Code violations from Andrews Avenue to the City limits to the west on Sistrunk Boulevard, and that it begin immediately. Commissioner Smith seconded this motion and stated that he wanted them to look at the mix of the code officers. Some were there for quality of life issues, but he felt there were too many that dealt with inconsequential items. Commissioner Smith suggested they get a monthly report over the next six months of how many violations were written, on what properties, and a list of the properties over the threshold to move into foreclosure.

Commissioner Katz stated that she wanted to make sure this could be done without jeopardizing the CRA rules.

Dennis Lyles stated that Mr. Caldwell was the consultant for the CRA and worked on this issue. The problem was that the argument being made was if this met the definition for enhancement. The Commission's general direction regarding timetables and enhancement would allow them to formulate this so it could pass. Commissioner Smith reiterated that they include the area north of Sunrise.

Roll call showed: YEAS: Commissioners Smith, Moore, Hutchinson, Katz and Mayor Naugle. NAYS: None.

Mayor Naugle stated that Item 4b had been skipped and moved to that Item.

**Motion** made by Commissioner Moore to authorize the proper City officials to execute the proper documents for property acquisition as outlined in the CRA Strategic Finance Plan in accordance with the Florida State Statute 163.360, and seconded by Commissioner Hutchinson. Roll call showed: YEAS: Commissioners Smith, Moore, Hutchinson, Katz, and Mayor Naugle.

**Request for Qualification (RFQ) for Professional Services**

Mayor Naugle stated the report had been read and asked if anyone had any questions. There being none, he moved on to the next item of business.

**Sweeting Estates and Washington Park Property Acquisition and Zoning Strategy**

Kim Jackson introduced Brenda Kelley, Manager of Urban Design and Planning. She stated that Ms. Kelley would give a historical representation and explain the type of zoning being reviewed in their efforts to redevelop this area.

*Brenda Kelley* stated that this discussion followed the Lennar and Bank of America Project for the area, including the Midtown section. She explained they would be discussing the Sweeting and Washington Park areas. A property acquisition and zoning strategy could implement the aspects of design and planning that had been discussed. The meeting was advertised and many representatives from all aspects of the project were present. So far she had not heard any negative comments and felt they had a lot of support for the project.

Brenda Kelley explained that she would describe the area and discuss the aspects of previous planning initiatives and where they wanted to proceed. She stated they were asking for the Board=s input, along with direction on how they wanted them to proceed.

Brenda Kelley stated that the area was bounded by N.W. 7<sup>th</sup> Street on the north, New River on the south, and showed the city limits running to N.W. 24<sup>th</sup> Avenue on the west, and I-95 to the East. The Sweeting Estates area was south of Sistrunk Blvd., and the Washington Park area was north of Sistrunk. Today, she wanted to talk about more general terms of land use.

A plan with Bank of America was previously approved and a charrette was held regarding mixed-use for north of Sistrunk and residential use south of Sistrunk. The basic land use term was to implement the rezoning strategy to address residential uses south of Sistrunk and mixed-uses in the block immediately north of Sistrunk.

Commissioner Smith asked what the current zoning was for the area. Brenda Kelley stated it was CB for half the block and residential for the other half. Commissioner Smith asked what type of zoning was the residential area. Brenda Kelley stated it was RM-15. Commissioner Moore remarked that there were five single-family homes on the opposite side of the block. Brenda Kelley showed on the map the area being discussed.

Commissioner Smith asked if the housing stock was in good condition. Brenda Kelley stated that it was general single family, but there were some multi-family uses which were not in good condition immediately north.

Mayor Naugle remarked that under the old Code it was considered transitional and duplexes could be built.

Brenda Kelley stated that the properties were approximately 112' deep in the half-block area, they proposed rezoning for the whole block to a mixed-use zoning district which would allow

225' of depth. This would be a better viable alternative to get quality mixed-use in the area. Mixed use was retail on the first floor, office on the second floor with multi-family uses; a mix of the commercial and residential uses. She explained this provided a better transition into the residential uses to the north.

Commissioner Smith asked if the land use would be a mixed-use, and he also asked what the zoning category would be. Brenda Kelley stated that the zoning category would probably be a CB which allowed multi-family use. She stated this was where the CRA could coordinate with Construction Services to see what the category encompassed. She also stated that they might choose to look at a zoning category which was specifically to allow a mixed-use.

Commissioner Moore explained the mixed-use concept. Commissioner Katz remarked that this worked for the Downtown area as well.

Commissioner Smith stated there were always problems where NW 22 road met the county line and asked if any progress was being made in that area. Commissioner Moore stated that he was shown by the Police Department a list of the arrests made in the area and that an action plan was in effect and producing results. Commissioner Smith asked if they were also working with any of the County law officials so violators were not just going back and forth across the line.

Commissioner Smith stated that there was another dividing line with the County on Sistrunk where there was a building that was abandoned and loaded with debris. He explained that was not in the City's limits. Commissioner Smith suggested the City Manager write a letter to the County Manager and ask for participation in cleaning up the area.

A resident by the name of Mr. Johnson asked about the existing buildings in the area on Sistrunk from I-95 to N.W. 24 Avenue. Commissioner Moore explained that the property previously owned by Dr. Bass which was 52 rental units would be upgraded and renovated. He stated that the first steps with Bank of America, New Visions, Bob Young and Lennar was for undeveloped property on the south side of the water. No one would be pushed out of their homes. They were only dealing with vacant properties. He further explained that they wanted to find ways to encourage the owners of the multi-properties to rehabilitate their properties.

Mr. Johnson stated that he had lived in the area for the last 46 years and tried to keep up his properties. He stated that the community wanted only single-family homes in the area and he felt having apartments in the area would lower the property values. Mayor Naugle stated that was planned for the area. Commissioner Moore agreed with Mr. Johnson. Mr. Johnson stated that when violations were placed on the cars in the area, people ignored them and continued violating the laws. Commissioner Moore stated that the committee recently formed in his district recommended a reasonable time for moving a car that was violating the laws. Commissioner Moore remarked that Mr. Johnson had been

recommended for a WOW Award in its first year.



*Dennis Williams* stated that he was presently working with an architect and the problems they ran into in this area frequently was that the code did not permit restaurants near residential properties and that the uses could not be combined. He asked for a clarification of the mixed-use concept. Commissioner Moore asked if they were referring to a drive-thru restaurant. Mr. Williams clarified he was referring to a fast food take-out type restaurant. Commissioner Moore asked how a mixed-use zoning would work in relation to this concept.

*Greg Brewton*, Zoning Administrator, stated that the mixed-use concept did allow restaurants. He further stated that the size of the property determined whether that type of restaurant could be built on the site. He agreed to meet with the developer and discuss the matter.

**Interlocal Cooperation Agreement Among the City of Fort Lauderdale, City of Fort Lauderdale CRA and Broward County**

**Motion** made by Commissioner Moore to authorize the CRA to enter into the Interlocal Cooperation Agreement between the City of Fort Lauderdale, City of Fort Lauderdale CRA and Broward County, and seconded by Commissioner Katz.

*Jeannette Williams*, resident, stated that she lived on 22<sup>nd</sup> Avenue and wanted to put in a Child Care Center, but new zoning prevented that from happening. She explained that the area was diminishing in value due to the types of people in the area. She also stated that due to Henry=s Retirement Center being close to her area, she was not permitted to do certain renovations. She further asked what was being planned for the Center.

Kim Jackson stated that the basic plans for the area was to bring in additional homeownership in order to raise property values. She stated that Henry=s was for sale and had asked if the CRA was interested. The cost was high so the CRA offered an RFQ to look for another type of development they could partner with for the site. No responses were received to the RFQ. The next step would be to revisit the sale price with the owners and if they were not willing to negotiate the price, the CRA would probably come back to this Board to address the problem. Another option from the CRA Advisory Board was that if acquisition was not possible due to limited funds, they could possibly encapsulate it with fencing or landscaping. She didn=t know if the problem would be solved with such measures.

The City Manager stated that when going back to the beginning of this process, there was a concern about Henry=s in relation to appearance, value, and the people living there. Organizations were contacted that dealt with long-term care to see if they were interested in the property. This was a concern of all the boards and all issues were being addressed.

Commissioner Smith asked if the building was in sub-standard condition. The City Manager confirmed. Commissioner Smith asked if the building was cited and if the City made any attempts to help in the maintenance of the building. The City Manager stated that the Regulatory Agency which oversaw the property was at the State level, but in terms of violations there were none. Commissioner Moore stated that they understood the problems

and were addressing matters.

Jeannette Williams stated that she was concerned about the individuals who lived at the facility and who wandered through the area.

Mayor Naugle asked what Agency regulated that Center. Dennis Lyles replied that it came under the successor to the HRS. Commissioner Moore suggested they ask that department to visit the facility and have it inspected. Commissioner Hutchinson stated that the Agency needed to make an unannounced visit to the facility.

Motion was seconded by Commissioner Katz. Roll call showed: YEAS: Commissioners Smith, Moore, Hutchinson, Katz and Mayor Naugle. NAYS: None.

### **Palazzo Las Olas Negotiations**

The City Manager stated that Chuck Adams would give a status report on this development. He stated that he wanted to know the status of the negotiations, but more importantly wanted the proposed changes pointed out, and information on the RFP.

*Chuck Adams* stated that Dan Adache of Colonial Development would show a rendering of the project and the significant changes would be pointed out. Mr. Adams stated that Mr. Adache would explain the rendering showing the north side of Las Olas, and then he would proceed to show an elevation of the property on the south. He stated that in the memorandum distributed to the Commission issues were explained regarding the business deal and final numbers were still being worked on. He further explained that they were fairly consistent with the original proposal regarding cost increases and the potential for revenue for the project. He explained that during summer recess documents would be prepared for this project.

*Dan Adache* began explaining the renderings for the south elevation. He stated it was a 16-story building with 75 condominium units consisting of 3 bedrooms in the price range of \$650,000 to \$900,000. He proceeded to review the north elevation. There would be 3 parking modules with no significant changes. He stated the ground floor would house retail and a restaurant would be located on the corner. The major change for this elevation was the addition of a Publix at the corner of Las Olas and Birch consisting of 25,000 square feet. Mayor Naugle asked what the project looked like from the Boulevard looking west. Dan Adache stated he did not have that elevation with him. He proceeded to show an elevation from the Intracoastal. Commissioner Katz asked if the loading zone could be hidden from the traffic going over the bridge. Dan Adache stated the loading docks caused a lot of discussion. He further explained that the grocery store was placed at the above-mentioned location in order to keep trucks off the street. Landscaping would be provided as a buffer between the bridge and Publix. According to Code they were required to have a 10' overhang which would help obscure the area.

Dan Adache stated that all elevations of the project would be brought to the Board. Mayor Naugle asked about the gap on the east side of the building in the middle of the area. Dan

Adache replied that it was a parking area. Commissioner Katz asked if there would be a deck on the roof opened to the public to look out over the Intracoastal. Mr. Adache proceeded to show a roof plan. He explained there would be a fine dining restaurant and pointed to an area that would be opened to the public. Also the roof area would contain amenities for the residents only such as a jacuzzi and gym.

Dan Adache stated that another major change that had been made since the RFP was that there were to be 92 rental apartments and due to the saturation of the market and the increase in the cost of the project, they reduced the number of apartments to 84 condominium units. There would be less units but they would have more square footage. He further stated that the units on the south side would consist of 1600 sq. ft. to 2100 sq. ft. with a price of \$400,000 to \$600,000. Mr. Adache further stated that another unique feature to this project was that you could drive up to your unit with a private garage, and then walk across the hallway to your apartment.

Dan Adache stated that the third change was in relation to the height of the project. A clock tower with a weather vane was added containing the City's logo and would be located at the corner of Birch and Las Olas. The building would be 66' in height to the top of the parking parapet. Mr. Adache remarked that there were 1519 parking spaces available. Discussion ensued pertaining to the noise from the fans and suggestions were made for Mr. Adache to further review the matter.

Chuck Adams stated there was an urgency for the developers to begin pre-sales and this would probably occur before all the agreements were in place.

Commissioner Smith asked for a brief run down of the financial picture.

Chuck Adams stated that the appraisers were just beginning and checking the leasehold values that would be generated from the project. Since there was a cost increase of \$30 Million, revenues were not proportional with this at this time, but changing over to condominiums had shortened the gap. Mr. Adams stated there would be \$1.3 Million a year in tax increments. He further stated that in the exhibits distributed to the Commission, there was a list of public improvements and their costs.

Commissioner Smith asked when this project would begin. Chuck Adams stated that if all the schedules were maintained regarding the agreements and if pre-sales were successful, groundbreaking could be late 2003. One of the principles of the term sheet was that the current financing would not be separate and construction would be simultaneous.

Mayor Naugle asked if there were any other issues to come before the Commission.

The City Manager stated that the Chair of the CRA wanted to make some comments.

The Chair of the CRA stated that the Flagler Heights area had two initiatives beginning and one of those was the alternative financing sources, and an incentive plan for residential

housing. Commissioner Smith asked if they were considering 5-15 unit projects. This was confirmed.

Mayor Naugle replied that at the meeting in September residents would be giving their input and ideas for the area. The Chair of the CRA stated that they had a request going out to consultants to supply a baseline for ideas.

Commissioner Moore asked why alternative financing might be necessary. The Chair of the CRA stated that they were actually referring to the infrastructure for the streets. The original program was to cover the key projects in the area, but they also recognized they needed a more balanced plan than just TIF to afford changes for the area. Commissioner Moore asked if they were considering an assessment. That fact was confirmed. Commissioner Smith remarked that subsidies were needed for the smaller projects.

At 3:47 p.m., Mayor Naugle recessed the meeting until July 22, 2002 at approximately 6:00 p.m.